

BK 3916PG 029

WARRANTY DEED  
Joint Tenancy

#1088 33-0-5E

32-615

**Know all Men by these Presents,**  
**010145**

**That** I, KATHLEEN J. LOMBARD

**TRANSFER  
TAX  
PAID**

in consideration of One Dollar and other valuable consideration

paid by ROMEO V. BOISVERT and DENYSE B. BOISVERT

whose mailing address is 8 E Mar-Val Terrace, Winslow, Maine 04901

the receipt whereof I do hereby acknowledge, do hereby give, grant, bargain, sell and convey unto the said ROMEO V. BOISVERT and DENYSE B. BOISVERT

as joint tenants and not as tenants in common, their heirs and assigns forever,

The Unit known and designated as Unit #20 in Ridgewood Commons Condominium, located in Waterville, County of Kennebec and State of Maine, as shown on the Condominium Plat by A. E. Hodsdon, Consulting Engineers, entitled "Ridgewood Commons Condominium" and filed on September 9, 1986 in the Kennebec County Registry of Deeds in Plan File #E-86179. Specific reference is made to the RIDGEWOOD COMMONS CONDOMINIUM Declaration under the Maine Condominium Act of the Revised Statutes of the State of Maine, which Declaration is dated March 4, 1986 and is recorded in said Registry of Deeds in Book 2919, Page 320, as amended by Amendments dated June 30, 1986 and September 4, 1986 and recorded in said Registry in Book 2996, Page 275, and Book 3018, Page 195, respectively, which is incorporated by reference herein. The aforesaid Plat is Exhibit C to the Declaration. Plans of the Unit (and the other Units in the Condominium) are Exhibit D to the Declaration and are recorded in said Registry in Plan Files E-86180, E-86181 and E-86182.

Any and all rights, easements, privileges and appurtenances belonging to the unit are hereby conveyed. This conveyance is subject to the terms, conditions, agreements, covenants, restrictions, obligations and easements contained or referred to in the above-referenced Declaration.

Being the same premises conveyed to Kathleen J. Lombard by FSD ASSOCIATES, INC., by warranty deed dated October 27, 1986 and recorded in Kennebec County Registry of Deeds in Book 3047, Page 115.

BK 3916 PG 030

32-6-5

To have and to hold the aforegranted and bargained premises, with all the privileges and appurtenances thereof, to the said ROMEO V. BOISVERT and DENYSE B. BOISVERT as joint tenants and not as tenants in common, their heirs and assigns, to their own use and behoof forever.

And I do warrant with the said Grantees, their heirs and assigns, that I am lawfully seized in fee of the premises, that they are free of all encumbrances

that I have good right to sell and convey the same to the said Grantees to hold as aforesaid; and that I and my heirs shall and will warrant and defend the same to the said Grantees, their heirs and assigns forever, against the lawful claims and demands of all persons.

In Witness Whereof, I, the said Kathleen J. Lombard

and

~~her husband/HHF XXXXXXXX~~

joining in this deed as Grantor, and relinquishing and conveying all rights by deed and all other rights to the above described premises, have hereunto set my hand and seal this 28th day of the month of May, A.D. 19 91.

Signed, Sealed and Delivered in presence of

Mary S. Mathieu

Kathleen J. Lombard

State of Maine, County of Kennebec ss. May 28, 1991

Then personally appeared the above named Kathleen J. Lombard



and acknowledged the foregoing instrument to be her free act and deed.

Before me,

Mary S. Mathieu

Notary Public XXXXXXXX

RECEIVED KENNED CO.

1991 MAY 30 AM 9:00

NOTARY PUBLIC

Printed Name, Mary S. Mathieu

My Commission Expires: 1/18/93